



Board of Directors Meeting Minutes

Date/Time: July 15, 2025, 7:00 pm

Location: Zoom

Attended: Diane Sallee, Kristi McLean, Peter Katsur, Scott Rees, David Ward

Absent: Kevin Weeks, Keegan Bernier, Andrew Loeffler, Tani Kron

Meeting notes compiled and distributed by Dannielle Mellor, Association Manager

The meeting was called to order at 7:07 pm.

Approval of Agenda

David Ward moved to amend the agenda to include the resignation of Diane Sallee from the Board of Directors, Scott Rees seconded the motion with amendment, after the discussion the agenda was approved.

Approval of Minutes

David Ward moved to amend the June 2025 Meeting Minutes to correct Diane Sallee's name and to remove the sentence under Firewise inspection "The Board discussed that 6-8 trees are trimmed each year near the fence line."

Following review, David Ward moved to approve the June 2025 Meeting Minutes with amendments, Peter Katsur seconded the motion, after discussion, the minutes was approved.

Management Report

- Management reported that the sealcoating was completed along the roadway to the water tank for the Association.
- Currently, there is just under \$7,000.00 in the operating account for the Association. Management will coordinate with Treasurer, David Ward, to place additional funds into the account to cover Association expenses.

Committee Reports

Covenant Committee

- The Covenant Committee will meet again in August 2025 to discuss feedback and changes provided by the Board of Directors.
- The Board of Directors discussed additional amendments to the governing documents concerning electronic voting and meetings, as well as changing the requirement needed for amendments.

Water System Update

- Northern Utility Services (NUS) has hired assistance to complete the projects for several grants awarded to various Associations, including Valli Vue Estates.
- The generator may not have enough starting power. NUS is working on having an electrical engineer investigate and resolve the issue.
- David Ward confirmed that it is possible to change the fuel source from diesel to propane.

Old Business

Crack Sealing of Wellhouse Road

- Crack sealing was completed. Peter Katsur reported that the job looks a little messy but is okay.

New Business

Valli Vue Sign

- Peter Katsur presented potential sign design and location to the Board of Directors.
- The management company received the dimensions and will reach out to local sign companies for general pricing.
- The Valli Vue Sign project will be placed on the August 2025 agenda for further discussion.

LRSA Board Seat D

- Diane Saltee will be moving out of state and her seat on the LRSA Board will become vacant. She nominated Peter Katsur to fill the vacancy.
- The Board of Directors will submit a formal nomination for Peter Katsur to the Mayor's office for the vacant seat.

Board Resignation

- Board Member Diane Saltee formally resigned from the Board of Directors because she will be moving out of the state.

Scott Rees moved to nominate Luke Kiskaddon to fill the vacancy on the Board of Directors. David Ward seconded the nomination. Following an introduction from Luke and further discussion, the Board of Directors votes and unanimously approved the motion.

Scott Rees moved to adjourn the meeting and move into Executive Session to discuss homeowner concerns and delinquent accounts, Luke Kiskaddon seconded and the Board moved to Executive Session at 7:52 pm.

Executive Session

- Homeowner concerns and delinquent accounts.

Scott Rees moved to exit the Executive Session and adjourn the meeting at 8:03pm. Peter Katsur seconded the motion, and following discussion, the meeting was adjourned at 8:03 pm.